

091.0

0007

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

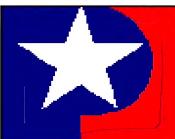
743,000 / 743,000

USE VALUE:

743,000 / 743,000

ASSESSED:

743,000 / 743,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LANSDOWNE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOYD STEPHEN ALAN	
Owner 2: BOYD KENDRA ELEANOR	
Owner 3:	

Street 1: 33 LANSDOWNE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TINKHAM BETSY A/ TRUSTEE -	
Owner 2: BETSY TINKHAM 2009 FAMILY TR -	

Street 1: 33 LANSDOWNE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2251 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Above Stree
	Topo
	Street
	Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4342.000	354,200	3,600	385,200	743,000		58993
							GIS Ref
							GIS Ref
							Insp Date
							09/10/20

PREVIOUS ASSESSMENT								Parcel ID	091.0-0007-0002.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	354,200	3600	4,342.	385,200	743,000		Year end	12/23/2021	
2021	101	FV	343,200	3600	4,342.	385,200	732,000		Year End Roll	12/10/2020	
2020	101	FV	305,100	3600	4,342.	385,200	693,900	693,900	Year End Roll	12/18/2019	
2019	101	FV	242,200	3600	4,342.	390,700	636,500	636,500	Year End Roll	1/3/2019	
2018	101	FV	242,200	3600	4,342.	291,600	537,400	537,400	Year End Roll	12/20/2017	
2017	101	FV	242,200	3600	4,342.	264,100	509,900	509,900	Year End Roll	1/3/2017	
2016	101	FV	242,200	3600	4,342.	253,100	498,900	498,900	Year End	1/4/2016	
2015	101	FV	236,100	3600	4,342.	214,600	454,300	454,300	Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PRINT	Date	Time
TINKHAM BETSY A	76136-536	1	11/10/2020	Mult Lots	950,000	No	No			12/30/21	05:34:21	
TINKHAM BETSY A	74629-125	1	5/7/2020	Convenience		1	No	No				
TINKHAM MICHAEL	29753-272		2/3/1999	Family		1	No	No				
TINKHAM MICHAEL	22717-22		2/3/1999	Family		1	No	No	A			

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/20/2019	691	Redo Kit	30,000	C					2/25/2021	SQ Returned	JO	Jenny O
									1/12/2021	SQ Mailed	MM	Mary M
									9/10/2020	Measured	DGM	D Mann
									11/7/2018	Meas/Inspect	CC	Chris C
									3/27/2009	Meas/Inspect	201	PATRIOT
									12/18/2008	Meas. Denied	197	PATRIOT
									4/6/2000	Inspected	264	PATRIOT
									4/4/2000	Missed Appt.	276	PATRIOT
									3/10/2000	Measured	263	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.09968 Total SF/SM: 4342 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 385,183 Spl Credit: 385,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH															
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:									5	FFL (55)	11	16												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:									28									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:									24	SFL FFL BMT (648)	24	FFL BMT (384)								
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																							
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																									
Alt %:	Jurisdict:	Fact: .	Const Mod:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Lump Sum Adj:				Frl:	Rating:	Other																									
INTERIOR INFORMATION				CONDOS INFORMATION				WSFlue:	Rating:	Upper																					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Total Units:	Floor:	Lvl 2																									
Sec Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 18.6 %	% Own:	Name:	%	Lvl 1																									
DEPRECIATION				REMODELING				RES BREAKDOWN																							
Phys Cond: GD - Good	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL																						
18. %	%	%	%	Total: 18.6 %	Interior:	1	8	4																							
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric:	Const Adj.: 0.99831516	Additions:	Kitchen:																									
				Adj \$ / SQ: 162.899	Baths:	Baths:																									
				Other Features: 80500	Plumbing:	Electric:																									
				Grade Factor: 1.00	Heating:	General:																									
				NBHD Inf: 1.00000000	Totals	1	8	4																							
CALC SUMMARY				COMPARABLE SALES				NET AREA								SUB AREA															
Basic \$ / SQ: 130.00	Size Adj.: 1.25518727	Const Adj.: 0.99831516	Adj \$ / SQ: 162.899	Rate	Parcel ID	Typ	Date	Net Sketched Area: 2,791 Total: 354,670								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type							
				Other Features: 80500	WtAv\$/SQ:	AvRate:	Ind.Val									BMT	Basement	1,032	68.780	70,985	BMT	100	RRM	50 G							
				Grade Factor: 1.00	Juris. Factor:		Before Depr:									SFL	Second Floor	648	162.900	105,559											
				NBHD Mod: 1.00	Depreciation: 80942	Special Features: 0	Val/Su Net: 126.91									OPP	Open Porch	24	43.930	1,054											
				LUC Factor: 1.00	Deprecated Total: 354228	Final Total: 354200	Val/Su SzAd: 204.15																								
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:											
SPEC FEATURES/YARD ITEMS																PARCEL ID 091.0-0007-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	12X19	A	AV	1924	25.96	T	40	101			3,600		3,600														
More: N				Total Yard Items:				3,600				Total Special Features:				Total:				3,600				IMAGE							
AssessPro Patriot Properties, Inc																															